

**CONSERVATION COMMISSION
MEETING MINUTES**

JUNE 28, 2005

PRESENT: James Gage, Shawn Costello, Walter Moody, Jesse Amsel and Glenn Eberly

ABSENT: David Hurley

STAFF

PRESENT: Reanna Goodreau, Recording Secretary

I. CALL TO ORDER:

Chairman Costello called the Ellington Conservation Commission meeting to order at 7:03 PM.

II. PUBLIC COMMENTS: NONE

III. NEW BUSINESS:

1. Discussion of Increasing the Open Space Requirements Related to Subdivisions

Commissioner Gage handed out a graph from the Conserving Tolland group. He noted that this group is lobbying in Tolland for an increase in the subdivision open space requirement. He expressed his concern that Ellington is and will become more attractive to developers as surrounding towns increase their requirements and Ellington keeps the same regulations.

The commission reviewed the graph and agreed that Ellington is under extreme development pressures due to cohort towns having stricter requirements and having residential development moratoriums. Chairman Costello stated that he would like to suggest that the Planning and Zoning Commission (PZC) implement a moratorium. It was a consensus of the members that they recommend the PZC implement a moratorium.

MOVED (EBERLY), SECONDED (AMSEL) AND PASSED UNANIMOUSLY TO RECOMMEND TO THE PLANNING & ZONING COMMISSION THAT A 12 MONTH MORATORIUM BE IMPLEMENTED FOR RESIDENTIAL SUBDIVISIONS BASED ON THE FOLLOWING REASONS:

- 1) **ELLINGTON IS THE 2ND FASTEST GROWING TOWN IN THE 29-TOWN CAPITOL REGION AND THE 6TH FASTEST GROWING TOWN IN THE STATE;**
- 2) **THERE IS NO TOWN PLANNER AND THERE IS A RECENT HIRE IN A RELATIVELY KEY POSITION IN THE PLANNING DEPARTMENT;**

- 3) ELLINGTON IS LAGGING BEHIND COHORT COMMUNITIES WITH RESPECT TO OPEN SPACE REQUIREMENTS IN SUBDIVISIONS, BUILDABLE AREA, ETC. (SEE ATTACHED). IN ADDITION, OTHER COMMUNITIES ARE UNDER A MORATORIUM, WHICH INCREASES DEVELOPMENT PRESSURE ON ELLINGTON;**
- 4) BASED ON ITEMS #2 & #3, ELLINGTON BECOMES A PRIME TARGET FOR DEVELOPERS;**
- 5) ELLINGTON IS REQUIRED BY STATE LAW TO UPDATE THE PLAN OF CONSERVATION AND DEVELOPMENT AND HAS COMPLETED A BUILD-OUT ANALYSIS, WHICH RECOMMENDS CHANGES TO ZONING AND SUBDIVISION REGULATIONS.**

IV. UNFINISHED BUSINESS:

1. Request from the Northern Connecticut Land Trust for Endorsement from the Conservation Commission for a Trail through Town-Owned Land (Letter & Map from Jim Gage, dated 5/11/05)

Commissioner Gage explained that the Northern Connecticut Land Trust (NCLT) has closed on this 14 acre property, which protects the ridgeline. The NCLT would like to create a trail from this property through the town-owned open space from the Geraghty subdivision. Chairman Costello noted that the commission would only be endorsing the plan, but that the Board of Selectmen would be the ones to approve it.

MOVED (MOODY), SECONDED (AMSEL) AND PASSED (ABSTAINED: GAGE) TO ENDORSE THE NORTHERN CONNECTICUT LAND TRUST'S PLAN TO CONSTRUCT AND MAINTAIN A HIKING TRAIL THROUGH A TOWN-OWNED OPEN SPACE PARCEL ON PORTER ROAD, ASSESSOR'S PARCEL NUMBER 123-003-0005.

2. Discussion of Audubon Society and Town-Owned Open Space Parcels

Chairman Costello noted the Audubon Society has no funding to move forward with a program. He suggested contacting individuals who were interested in creating a sanctuary to sponsor a program.

CHAIRMAN COSTELLO REQUESTED THAT THIS ITEM BE REMOVED FROM THE AGENDA.

3. Discussion of Town-Owned Open Space Parcels:
 - a. Shenipsit Street, APN 021-031-0005 (Tyler Drive Private Road Subdivision)
 - b. Shenipsit Street, APN 030-005-0000 (Donated by the Batz family)
 - c. Stein Road, APN 037-005-0082 (Ellington Highlands Subdivision)

Chairman Costello requested topography and parcel maps of the subject parcels in order to facilitate a discussion at the July meeting.

TABLED TO THE JULY 26, 2005 MEETING.

4. Discussion Regarding the Placement of Deed Restrictions on Land Acquired by Using Open Space Funds

Chairman Costello suggested tabling this item to the July meeting to allow Commissioner Hurley to be present for the discussion.

TABLED TO THE JULY 26, 2005 MEETING.

5. Discussion of Fee In-Lieu of Open Space

Since the PZC did not have a chance to discuss the possibility of an “appraiser list” at their June 27, 2005 meeting, Commissioner Gage stated that he will contact Chairman Zahner to discuss this further.

COMMISSIONER GAGE WILL CONTACT THE CHAIRMAN OF THE PLANNING & ZONING COMMISSION TO FURTHER DISCUSS THE “APPRAISER LIST”.

6. Open Space Plan—Status

Reanna Goodreau reviewed questions that she had about revising the draft. She stated that she will forward the draft to the consultant. The commissioners requested that the consultant provide a black-lined version for the members to review prior to creating the final draft.

BY CONSENSUS, THE COMMISSION DIRECTED STAFF TO MAKE CHANGES TO THE VERSION 2 DRAFT AS REQUESTED BY THE COMMISSION AND TO FORWARD THE VERSION 3 DRAFT TO PLANIMETRICS.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the May 31, 2005 Meeting Minutes

MOVED (AMSEL), SECONDED (MOODY) AND PASSED UNANIMOUSLY TO APPROVE THE MAY 31, 2005 MEETING MINUTES.

2. Correspondence:

- a. Memo to CC from Matt Davis, dated 6/9/05 (CC review of Porter Road discontinuance concept)
- b. Memo from State of CT OPM, dated 6/9/05 (Conservation and Development Policies Plan for CT 2004-09)
- c. Memo to Dennis Milanovich from Matt Davis, dated 6/16/05 (Recommendation for Permanent Appointment—Rob Phillips, ZEO/IW Agent)
- d. 2003 Diagnostic Study of Crystal Lake
- e. Stormwater Features
- f. The Habitat, Spring 2005
- g. CT Wildlife, May/June 2005

SO NOTED.

VII. ADJOURNMENT:

**MOVED (MOODY), SECONDED (AMSEL) AND PASSED UNANIMOUSLY TO ADJOURN
THE MEETING AT 8:49 PM.**

Respectfully submitted,

Reanna Goodreau
Recording Secretary